



Gleason Public Library

October 15, 2014

REQUEST FOR QUOTE—GLEASON PUBLIC LIBRARY

The Gleason Public Library recognizes the need to make changes to our roof ventilation system. We are looking for a qualified, licensed, and insured contractor that can accomplish the work outlined below and provide cost estimates for the proposed work. All work is dependent upon the approval of the Board of Trustees and the availability of funds.

Background:

During the winter months, the library experiences moderate to extreme water infiltration. Analysis by roofing professionals indicated that the leaks were caused by the roof louver vents. The existing roof louver vents are too close to the flat rubber membrane roof and were not installed, flashed, or shingled in properly. The vents are designed for out flowing air and should not be installed in areas where snow & ice will build up. Several vents were removed for inspection, at which time we observed a clear path of water infiltration evidenced by staining on the interior construction materials. Test cuts made to the existing rubber roof revealed a tapered insulation system which seems to be dry and in good shape. The water that has made its way under the field sheet is, in our opinion, migrating from the referenced louver vents during winter snow build up. This is substantiated by the fact that no water is reported to be leaking inside the building during rainy conditions, only during snow & ice conditions.

Proposed work scope includes:

1. Remove all louver vents from the roof (approximately 36 vents in total—28 on shingles, 8 on slate)
2. Install new fiberglass insulation and continue proper vent material in the voids
3. Install new plywood to cover the holes left by the louver vents
4. Install new High Temp Grace Ice and Watershield
5. Install new shingles and slate weaved into existing materials

Notes: Written estimates should include all anticipated costs for completing the work outlined above. All estimates must reflect prevailing wage rates.

Please respond no later than **November 7, 2014**.

For more information, or copies of the following, please contact Katie Huffman, Library Director, at khuffman@mvlc.org or 978-369-4898.

- *Photograph of vents in shingled area*
- *Prevailing Wage Rates Fall 2014*
- *Gleason Library Existing Roof Plan*

